

# Rural Microenterprises Bill

N.J. State Agriculture Convention  
February 6, 2014

# What It Would Do

- Provide some degree of relief to landowners who want to conduct non-ag uses on farms preserved without an exception area
- Allow Rural Microenterprises (RMEs) to help support family farms
- Assist in preservation of historic buildings/barns



# What is a Rural Microenterprise?

- Small-scale nonagricultural use
- Compatible with ag use and production on farm
- Does not interfere with/incidental to ag use of the farm

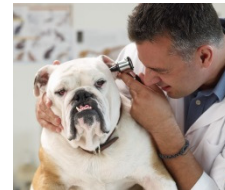
R M E

# Types of RMEs

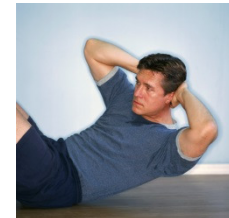
## 1. Customary rural



## 2. Ag-related support services



## 3. Unrelated services



Priority consideration to 1 and 2

# Eligibility for an RME

- Farms preserved w/o exception area prior to enactment of this bill
- “Farmer” requirement – Farm owner earns at least \$2,500 in gross sales from ag/hort production on the premises in previous calendar year



# Who Can Apply for an RME?

- Landowner who preserved the farm, or his/her immediate family member
- RME is to be owned and operated by the farm owner or an immediate family member
- Once a permit has been issued, all future “farmer” owners of the property may apply



# Current Law vs. RME Bill

## *Basic Provisions*

### Nonag Use Law

- Applies to farms preserved prior to 1/12/06
- Can use only structures existing on farm as of 1/12/06
- Must use land and structures in existing condition
- No outdoor storage permitted

### RME Bill

- Applies to farms preserved prior to new law (2014)
- Can use existing structure regardless of when it was built (5 yr limit)
- Allows new well/septic and/or expansion of existing utilities (max. 5,000 s.f.)
- 5,000 s.f. limit includes ability to have outdoor storage area

# Current Law vs. RME Bill

## *Basic Provisions*

### Nonag Use Law

- Must consider traffic, number of employees
- No new parking areas whether paved or unpaved



### RME Bill

- Clearly defined limits: 4 F/T employees plus owner/operator
- 10 parking spaces
- 100% of building can be used but 2,500 s.f. is maximum interior space that can be finished to support an RME
- EXCEPTION: 100% of interior space can be finished in an historic structure in exchange for historic preservation deed restriction



# Current Law vs. RME Bill

## *Basic Provisions*

### Nonag Use Law

- \$1,000 application fee
- Joint approval authority (SADC and CADB or Nonprofit required to approve)

### RME Bill

- \$250 application fee
- SADC approval authority



# What's an RME vs. What's Not?



# What's an RME vs. What's Not?



# What's an RME vs. What's Not?





# Barn Restorations -- CT

**BEFORE**



**AFTER**

